

Commitment Number: 250382078
Seller's Loan Number: 0024993206

This instrument prepared by: George M. Vaughn, Esq., 8940 Main Street, Clarence, NY 14031,
866-333-3081.

After Recording Return To:
TARCISIO FRANCO-FRANCO
170 MAE DR
ALABASTER AL 35007

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
36 2 09 3 001 025.013

SPECIAL/LIMITED WARRANTY DEED

THE BANK OF NEW YORK MELLON, FORMERLY KNOWN AS THE BANK OF NEW YORK, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE CIT MORTGAGE LOAN TRUST, 2007-1 ASSET-BACKED CERTIFICATES, SERIES 2007-1 WHO ACQUIRED TITLE AS THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR CIT MORTGAGE LOAN TRUST 2007-1, whose mailing address is 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, hereinafter grantor, for \$84,500.00 (Eighty Four Thousand Five Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to TARCISIO FRANCO-FRANCO, hereinafter grantee, whose tax mailing address is 170 MAE DR, ALABASTER AL 35007, the following real property:

Lot 9-B, according to the Resurvey of Lot 9 Carrie Mae Woolley Subdivision, according to Map or Plat of said Subdivision recorded in Map Book 23, Page 92, in the Office of the Judge of Probate of Shelby County, Alabama.

BEING THE SAME PROPERTY TRANSFERRED FROM THE BANK OF NEW YORK MELLON, FORMERLY KNOWN AS THE BANK OF NEW YORK, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE CIT MORTGAGE LOAN TRUST, 2007-1 ASSET-BACKED CERTIFICATES, SERIES 2007-1, BY AND THROUGH TIFFANY & BOSCO, P.A., AS ATTORNEY TO THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR CIT MORTGAGE LOAN TRUST 2007-1 BY FORECLOSURE DEED RECORDED ON 07/09/2025 AT 20250709000207120.

Property Address is: 617 COUNTY ROAD 8, MONTEVALLO, AL 35115

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

****POA RECORDED 1/29/2026 AS # 20260129000027550**

Executed by the undersigned on JAN. 28, 2026:

THE BANK OF NEW YORK MELLON, FORMERLY KNOWN AS THE BANK OF NEW YORK, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE CIT MORTGAGE LOAN TRUST, 2007-1 ASSET-BACKED CERTIFICATES, SERIES 2007-1 WHO ACQUIRED TITLE AS THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR CIT MORTGAGE LOAN TRUST 2007-1, By Select Portfolio Servicing, Inc., as Attorney in Fact

By:  JAN 28 2026

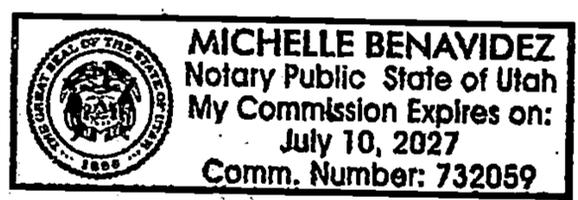
Name: Jose Bocanegra

Its: Document Control Officer

STATE OF Utah
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me on Jan. 28, 2026. Before me, **Michelle Benavidez**, a Notary Public of said State and County aforesaid, personally appeared Jose Bocanegra Its Document Control Officer on behalf of **Select Portfolio Servicing, Inc., as Attorney in Fact for THE BANK OF NEW YORK MELLON, FORMERLY KNOWN AS THE BANK OF NEW YORK, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE CIT MORTGAGE LOAN TRUST, 2007-1 ASSET-BACKED CERTIFICATES, SERIES 2007-1 WHO ACQUIRED TITLE AS THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR CIT MORTGAGE LOAN TRUST 2007-1**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be Document Control Officer of Select Portfolio Servicing, Inc. its Attorney In Fact, and that he or she executed the foregoing instrument for the purposes contained herein by personally signing the above described instrument.


Notary Public



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name See Addendum B
 Mailing Address _____

 3217 S. Decker Lake Dr.

 Salt Lake City, UT 84119

Grantee's Name TARCISIO FRANCO-FRANCO
 Mailing Address 170 MAE DR

 ALABASTER AL 35007

Property Address 617 COUNTY ROAD 8

 MONTEVALLO, AL 35115

Date of Sale 01/28/2026
 Total Purchase Price \$ 84,500.00

 or
 Actual Value \$ _____

 or
 Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
- Sales Contract
- Closing Statement
- Appraisal
- Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 02/06/2026

Print STEPHANIE POLAND

Unattested

Alyssa Brunson
 (verified by)

Sign

Stephanie Poland
 (Grantor/Grantee/Owner/Agent) circle one

**Addendum B to
Real Estate Sales Validation Form**

Seller:

THE BANK OF NEW YORK MELLON, FORMERLY KNOWN AS THE BANK OF NEW YORK, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE CIT MORTGAGE LOAN TRUST, 2007-1 ASSET-BACKED CERTIFICATES, SERIES 2007-1 WHO ACQUIRED TITLE AS THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR CIT MORTGAGE LOAN TRUST 2007-1



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/06/2026 10:58:45 AM
\$121.50 BRITTANI
20260206000034980**

Allie S. Bayl